



West Town Corners

280 S State Rd 434

Altamonte Springs, FL 32714

WASHINGTON
PRIME GROUP



387,469 s.f. grocery-anchored center

- Retail space available ranging from 1,260 s.f. to 13,224 s.f.
- Highly-active, daily-use center located at the NW and SW corners of SR-434 and West Town Pkwy, just south of SR-436
- 7.88 visits per unique visitor among 747,600± unique visitors annually
- Fantastic lineup of national, regional and local tenants
- Ranked as the #1 most-visited community shopping center in the market and #11 throughout Florida



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Site Plan

AVAILABLE

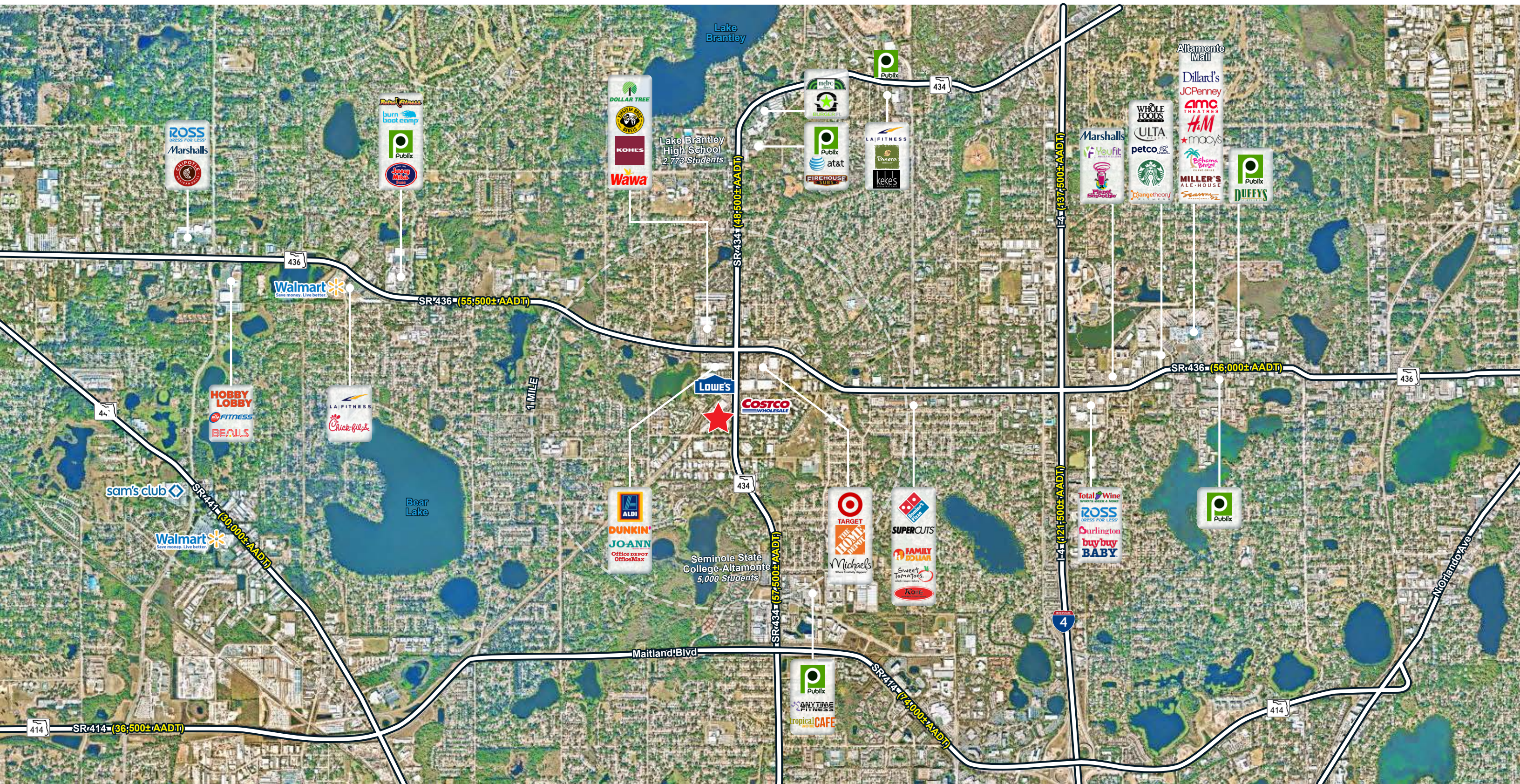
LEASED

A01	Papa John's	1,316 s.f.
A02	Available	1,364 s.f.
A03A	Club Pilates	1,725 s.f.
A03B	Planet Smoothie	1,035 s.f.
A05	Sushi Eastation	1,705 s.f.
A06	Qdoba	2,054 s.f.
A07	Subway	1,485 s.f.
A08	Zaza's New Cuban Diner	1,620 s.f.
A09	Five Below	9,900 s.f.
A10	Hibbett Sports	6,465 s.f.
A11	TJ Maxx	21,052 s.f.
B	PetSmart	25,161 s.f.
B01	Token Ramen	1,848 s.f.
B02	Cybertron Video Games	2,168 s.f.
B03	MINISO	5,092 s.f.
C	Winn Dixie	54,403 s.f.
C01A	Once Upon a Child	5,132 s.f.
C02	Available	1,838 s.f.
C04	Available	5,925 s.f.
D01A	Cleaners	2,090 s.f.
D02A	Available	3,097 s.f.
E01	Fonda La Petrona	4,342 s.f.
E02	West Town Nail and Hair	4,800 s.f.
E05	Orlando Pain Clinic	1,600 s.f.
E06A	Orlando Pain Clinic	1,890 s.f.
E07	Acai Republic	1,570 s.f.
E08	Coming Available	1,600 s.f.
E09	IV Nutrition	1,940 s.f.
E10	Available	1,260 s.f.
E11A	Available	3,200 s.f.
E13	Bath and Body Works	3,000 s.f.
F	Walmart	99,618 s.f.
F01A	Hair Cuttery	2,050 s.f.
F04A	Panera Bread	5,588 s.f.
F05	Nothing Bundt Cakes	1,465 s.f.
F06	Game Stop	1,190 s.f.
G	American Signature Furniture	50,000 s.f.
G01	T-Mobile	2,250 s.f.
G02	GNC	1,204 s.f.
G02A	Crumbl Cookies	1,474 s.f.
G03A	Trek	4,123 s.f.
G04	Mattress One	3,600 s.f.
G06A	FedEx Office	3,785 s.f.
G06B	Fortuna Bakery	3,000 s.f.
J01B	Available (Office Space)	2,237 s.f.
J03	Available (Office Space)	6,980 s.f.
J06	Available (Office Space)	3,084 s.f.
J07	Available	13,224 s.f.
XX02B	Patty Salon	440 s.f.
XX03B	Salon Plus	480 s.f.
XX04	Le Nails	427 s.f.



The market

Located on State Road 434, West Town Corners is a dynamic power center anchored by popular grocery stores. It enjoys exceptional visibility, making it a highly attractive destination for shoppers. The center draws a substantial customer base, primarily from the Altamonte market, and serves as the main shopping hub for an extensive trade area encompassing a significant portion of Seminole County. Alongside well-known retailers like Walmart, Winn-Dixie, PetSmart and TJ Maxx, this expansive 382,423 square-foot center offers a diverse tenant mix that includes fitness, food, home improvement and grocery options, catering to the diverse needs of all demographics.



Facts about the center

Market leader

West Town Corners ranks as the #1 most-visited community shopping center in the market.

#1
most-visited
market community
center

State leader

West Town Corners ranks as the #11 most-visited community shopping center in Florida.

#11
most-visited
Florida community
center

Tenant mix

West Town Corners boasts 27 national retailers with a balanced mix of regional and local tenants.

27
nationally-
recognized retail
tenants

Visit frequency

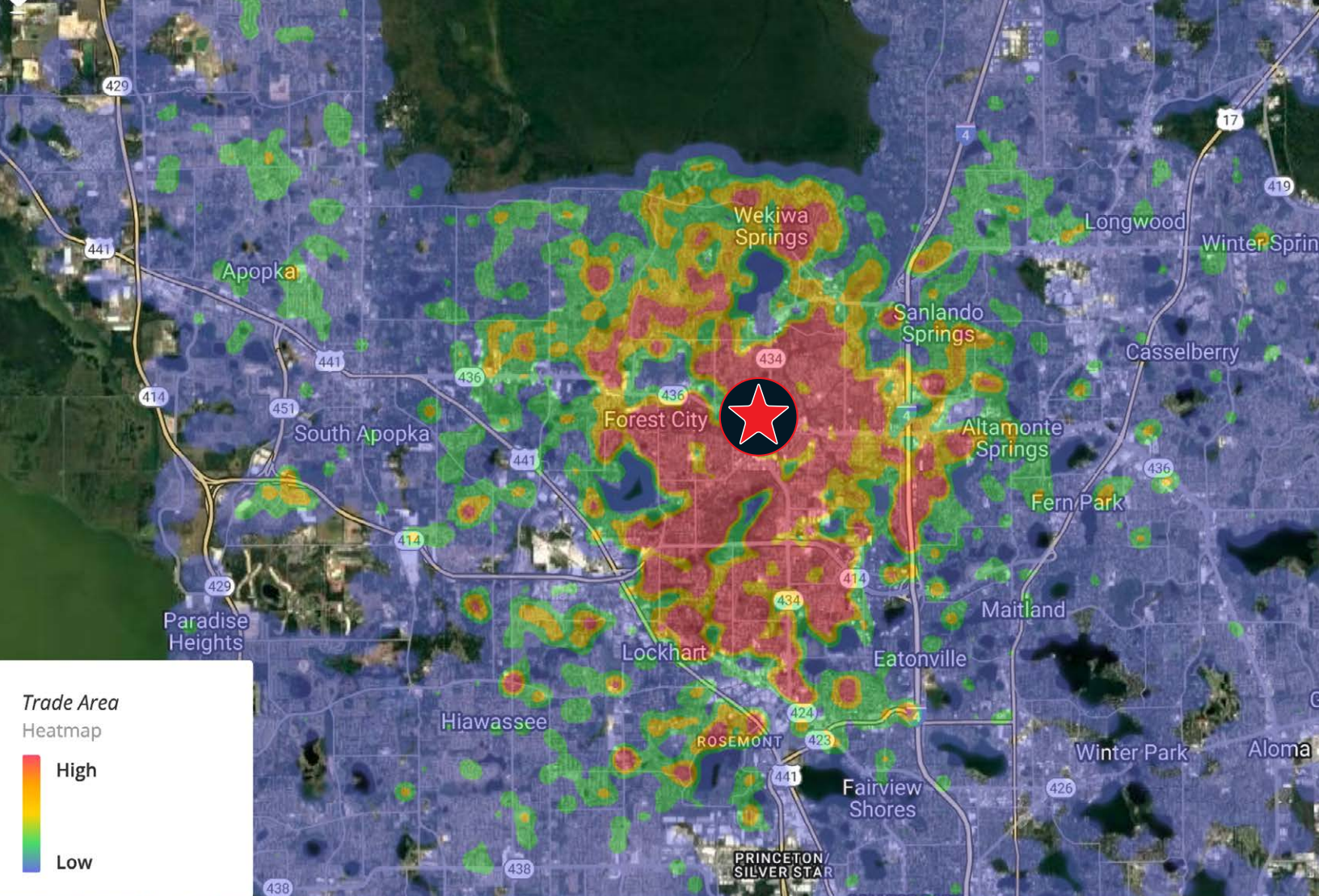
West Town Corners sees customers visiting 7.88 times a year, and counting!

7.88
annual visits
per individual
customer



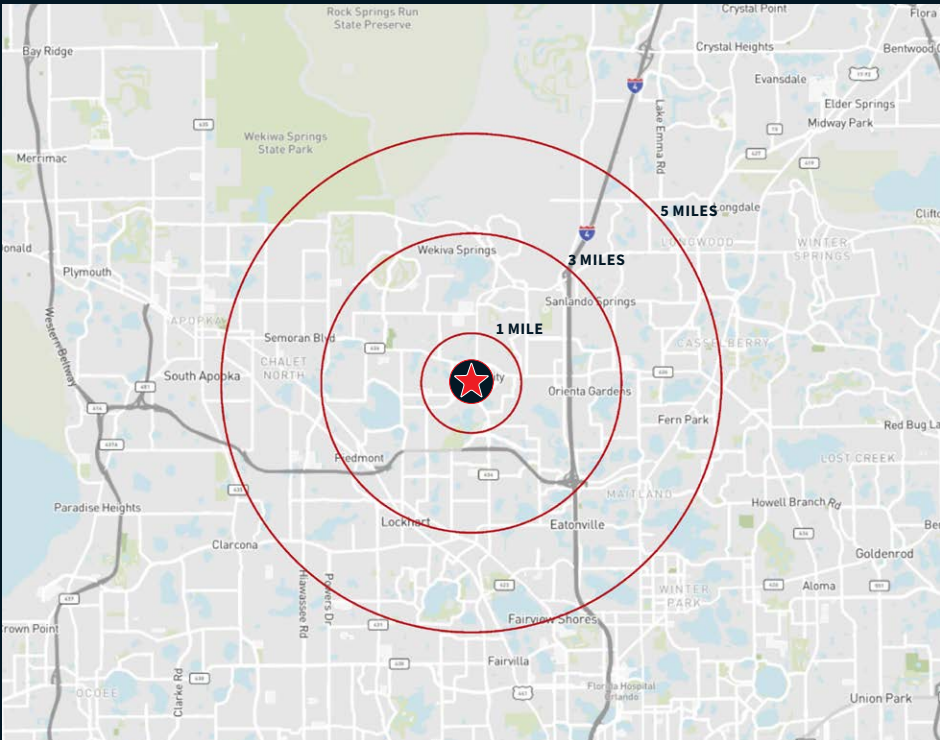
2024 paint completion

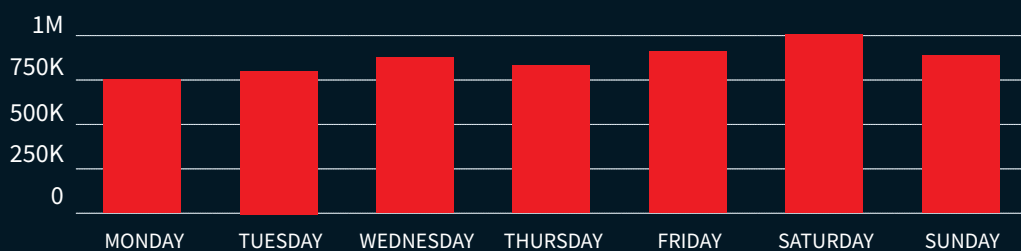




Demographics

POPULATION		
	1 MI.	14,321
	3 MI.	106,946
	5 MI.	225,387
HOUSEHOLDS		
	1 MI.	5,796
	3 MI.	45,666
	5 MI.	90,973
AVG. HH INCOME		
	1 MI.	\$95,765
	3 MI.	\$107,566
	5 MI.	\$104,400
BUSINESSES		
	1 MI.	761
	3 MI.	6,133
	5 MI.	13,732
EMPLOYEES		
	1 MI.	14,321
	3 MI.	106,946
	5 MI.	225,387





AVG. LENGTH-OF-STAY/VISIT

37 MINS

EST. # OF ANNUAL UNIQUE CUSTOMERS

747.6K

ANNUAL VISITOR FREQUENCY

7.88 VISITS

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